

LEASE

PA
Q 265
R 2903

THIS AGREEMENT entered this 9th day of March, 2010, by and between **WILLWOOD MANAGEMENT, LLC.** of 615 Penn Av., New Brighton, PA 15066, hereinafter referred to as "Lessor", and **COLUMBIA GAS OF PENNSYLVANIA, INC.**, a Pennsylvania corporation, having an office at South Pointe Industrial Park, 501 Technology Drive, Canonsburg PA 15317, hereinafter referred to as "Lessee".

WITNESSETH:

That Lessor, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and of the rents and covenants hereinafter contained, on the part of the Lessee, to be paid and performed, does hereby grant, demise and lease to Lessee, its successors and assigns, the following described premises situated in the Borough of New Brighton, County of Beaver, and State of Pennsylvania and being more particularly described as a 12' X 12' site with existing Columbia Gas of Pennsylvania, Inc. facilities located at the rear of the property. Property is recorded in Beaver County recorder of deeds in instrument number 3279817.

TO HAVE AND TO HOLD the said premises, with the appurtenances unto Lessee, its successors and assigns, for and during a term of Ten (10) years beginning February 26, 2010; so long thereafter as the use thereof for the purposes herein mentioned may be necessary and convenient to Lessee in the operation of its pipelines on these and adjacent premises; yielding and paying therefore during the continuance of this lease, the sum of Three Hundred fifty five and no/100 Dollars (\$355.00) per year, payable annually. The sum of One Thousand Seven Hundred and Seventy Five 00/100 Dollars (\$1,775.00) will be made to Lessor after the signing of this lease. This sum will include back rental payable to Lessor for five (5) years - 2006 through 2010.

Payments due under this lease may be made to the Willwood Management, LLC.

Lessee shall have the right to place, operate and maintain on the premises hereby leased, such pipelines, regulating, measuring, heating and other equipment of similar nature the Lessee may use in connection with transporting and distributing gas, and all appliances necessary to control or measure such supply of gas as said Lessee shall desire to pass through, over and across said premises. Lessee shall also have the right to construct and maintain such buildings as it may deem necessary to properly house and protect said regulating, measuring heating and other equipment of similar nature and appliances, and shall have the right to remove the same or any part thereof at any time during the continuance of this lease, or within a reasonable time after its termination.

Lessee is also granted the right to lay, maintain, operate, repair, replace, and remove the necessary pipes, an underground deep well rectifier anode ground bed and an



COLUMBIA GAS/ MAIL

3366296

3 Pages

06/04/2010 08:46:57 AM

Beaver County

LEAS

\$18.50

Return to:
Columbia Gas
Land Services
150 Hillside Drive
Bethel Park, PA 15102

NN

underground and/or above ground electric service line for the purpose of controlling electrolysis on its pipes including the right to erect a pole, together with the necessary guys, or other supports, attachments and incidental equipment and telecommunication lines in and across the lands of Lessor, to and from the above described premises.

Upon payment to Lessor of One Dollar (\$1.00) and all amounts then due hereunder, Lessee may at any time surrender this lease by returning it to Lessor accompanied by a properly executed instrument of release. The rights and obligations of the parties hereto, their heirs and assigns, shall cease and terminate as of the date of such surrender.

The terms and conditions of this agreement shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, said parties have hereunto set their hands the day and year first written above.

Willwood Management, LLC

By: _____

David W. Davis

By: _____

Nancy A. Davis

COLUMBIA GAS OF PENNSYLVANIA, INC.

By: _____

Danny G. Cote
Danny G. Cote, General Manager

COMMONWEALTH OF PENNSYLVANIA)

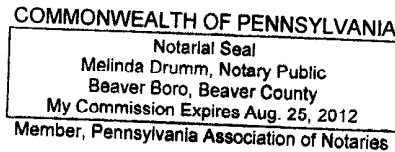
) SS:

COUNTY OF Beaver)

On this 9th day of March, 2010, before me, a Notary Public the undersigned officer, personally appeared David W. Davies and Nancy A Davies, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:



Melinda Drumm
Notary Public

COMMONWEALTH OF PENNSYLVANIA)

) SS:

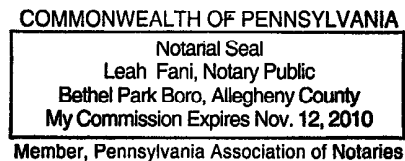
COUNTY OF Allegheny)

On this 9th day of March, 2010, before me, a Notary Public, the undersigned officer, personally appeared Danny G. Cote, who acknowledged himself to be the General Manager, of Columbia Gas of Pennsylvania, Inc., a corporation, and that he as such General Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

Leah Fani
Notary Public



This Document Recorded Instr #: 3366296
06/04/2010 State RTT: \$0.00 Receipt #: 2010534440
08:46:57 AM Local RTT: \$0.00 Rec Fee: \$18.50
Instrument: LEAS Beaver County, Recorder of Deeds

THIS INSTRUMENT PREPARED BY:
COLUMBIA GAS OF PENNSYLVANIA, INC.



I hereby CERTIFY that this document is recorded in the Recorder's Office of Beaver County, Pennsylvania
Janice Jeschke Beall